



Regional Review Finding

Development of Regional Impact

DATE: July 28, 2025

TO: Chairwoman Romona Jackson Jones, Douglas County

ATTN TO: Austin Cronan, *Zoning Administrator*, Douglas County

FROM: Mike Alexander, COO, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Final Report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Hickman Property DRI 4422

Submitting Local Government: Douglas County

Date Opened: July 11, 2025

Date Closed: July 28, 2025

Description: A regional DRI review of a proposal to construct a project with 6,220,000 SF of data center space in eleven buildings along with 66,000 SF of warehouse/distribution space in three buildings on a currently mostly wooded 736-acre site of which 700 acres falls within Douglas County and 36 acres falls within the City of Villa Rica generally located south of I-20 and east of Liberty Road.

Key Comments:

The project is not aligned with applicable Established Suburbs growth policy recommendations which emphasize the importance of preserving single-family neighborhoods and achieving limited infill new development and redevelopment of underutilized or obsolete properties.

The retention of 538 acres of natural open space with wetlands and streams is strongly supportive of regional environmental policies. Efforts should be made to provide for the proper future management of this important natural area.

The project is expected to generate approximately 6,456 daily new vehicular trips. A number of roadway improvements to mitigate these trips are proposed.

The property is located in the Dog River Water Supply Watershed for which Douglas County has adopted specific protection measures related to stream buffers and impervious surface maximum limits. The project should comply with all applicable State and County requirements intended to protect critical regional water supplies.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation, or designations, to all areas in the region. This location is designated as Established Suburbs; corresponding growth policy recommendations are detailed at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation and Mobility comments are attached. The proposal is partially consistent with ARC's Metropolitan Transportation Plan. Vehicular impacts have been accounted for, but the use of the project is not supportive of transit ridership or multimodal uses. There are no bike, pedestrian, or EV accommodations, aside from the multiuse path through the back of the site. This path should be prioritized along with environmental integrity in and around the site.

The project is expected to generate approximately 6,456 daily new vehicular trips. A number of roadway improvements to mitigate these trips are proposed.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Group Comments

ARC's Natural Resource comments area attached. The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by Douglasville-Douglas County Water and Sewer Authority of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that Douglasville-Douglas County Water and Sewer Authority require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

Drought Management Planning

ARC recommends that Douglasville-Douglas County Water & Sewer Authority review its existing Drought Management Plan and update as needed to account for the prioritized water management requirements of data centers. Having a planned and organized drought response may help delay or avoid the need to implement more stringent water use restrictions and avoid harmful economic hardships.

Watershed Protection

The project property is located in the portion of the Chattahoochee River watershed that drains into the Chattahoochee River Corridor, but it is not within the 2000-foot Chattahoochee River Corridor and is not subject to the requirements of the Metropolitan River Protection Act or the Chattahoochee Corridor Plan. This portion of the watershed drains into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee as well as the proposed Bear Creek intake in Chattahoochee Hills. However, the proposed intake, currently under construction, in Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the proposed Coweta public water supply intake on the Chattahoochee.

The property is also located in the Dog River Water Supply Watershed, which is a small (less than 100 square miles) water supply watershed as defined under the Part 5 Criteria of the 1989 Georgia Planning Act.

The Part 5 Criteria for small water supply watersheds have specific requirements including buffers along flowing streams and impervious surface limits for the entire watershed but allows local governments to develop alternate criteria. Douglas County, in Section 906 -Watershed Protection Overlay District of the County Unified Development Code (UDC), has developed protection criteria for watersheds in the County including Dog River.

The Dog River watershed is divided into a primary protection area and a secondary protection area in the upper reaches of the watershed. It is ARC staff understanding that the Douglasville-Douglas County Water and Sewer Authority has determined that the project is in the secondary protection area.

The Dog River secondary protection area includes a 25 percent impervious surface maximum in that portion of the watershed as well as a 50-foot undisturbed buffer and 75-foot impervious surface setback on regulated streams. Part 903(b) of the UDC defines regulated streams as all streams shown as perennial or intermittent (solid or dashed lines) on USGS quad sheets or that show one or more characteristics of a stream as determined by the County Development Services Director based on data analysis and/or field review:

- (1) Evidence of significant water flow along the channel or bed of the watercourse, characterized by one or more of the following: hydraulically sorted sediments; scouring of vegetation and vegetative litter; and loosely rooted vegetation caused by the action of moving water.
- (2) Evidence of hydric soils, hydrophytic vegetation, or wetlands in or around the channel or bed of the watercourse.

Stream Buffers

The USGS coverage for the project area and the submitted site plan both show an unnamed blue-line tributary of Keaton Creek, which in turn is a tributary to Dog River, running roughly northwest to southeast through the developed portion of the proposed project property along with two intermittent tributaries on the north side of the unnamed stream. The USGS coverage and the site plan also show Keaton Creek running from northeast to southwest across the eastern end of the developed portion of the proposed project and into the conservation area in the southeastern portion of the property. The site plan also shows several unmapped short tributaries and unconnected stream stubs across the proposed developed portion of the project property. The County 50-foot undisturbed buffer and 75-foot impervious setback as well as the State 25-foot Sediment and Erosion Control buffer are identified and shown on all the streams in the developed portion of the project. Other than existing utility easement crossings, the only intrusions into the buffers are two road crossings which are allowed under the County stream buffer requirements.

Floodplain

The FEMA coverage for the project area shows 100 -year floodplain areas along the unnamed tributary and Keaton Creek. The FEMA floodplain is shown on the proposed site plan, and the only intrusions are the two transportation crossings referenced under Stream Buffers.

Environmental Comments

The retention of 538 acres of natural open space with wetlands and streams is strongly supportive of regional environmental policies. Efforts should be made to provide for the proper ongoing management of this important natural area.

Incorporation of green stormwater and heat island mitigation designs - such as additional curbside tree islands in parking lots - where possible would be supportive of regional environmental policies.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

GDOT Aviation Comments

GDOT Aviation comments are attached.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

The project is not aligned with Established Suburbs recommendations in that it is primarily a greenfield development that does not reinforce or upgrade suburban mixed-use development patterns. The project's retention of a large amount of natural greenspace is supportive of regional environmental policies. Douglas County and City of Villa Rica leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, neighborhoods, land uses, and natural systems are attached.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission	Georgia Department of Natural Resource	Georgia Department of Community Affairs
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation
Georgia Environmental Finance Authority	Georgia Conservancy	Douglas County
City of Villa Rica		

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.

This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #4422

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Douglas

Individual completing form: Austin Cronan

Telephone: 678-838-2060

E-mail: acronan@douglascountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Hickman Property

Location (Street Address, Land Lot(s): 0116, 0141, 0142, 0143, District: 02, Section: 5, Parcel(s): 0116-025-0001, GPS Coordinates, or Legal 0116-025-00 Land Lot Description):

Brief Description of Project: Rezoning from Residential-Agricultural and Special Use Permit to allow development of 700.69 acres in Douglas County (site also includes 35.47 acres in the City of Villa Rica) for 11 data center buildings (10 located in unincorporated Douglas County and 1 located within the city limits of the City of Villa Rica) (comprising 6,220,000 sq. ft. of development) and 3 single-docked warehouses (2 located in unincorporated Douglas County and 1 located within the city limits of the City of Villa Rica (comprising 66,000 sq. ft.).

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 6,220,000 sq. ft. (data center); 66,000 sq. ft. (single-docked warehouse)

Developer: East Village Dothan, LLC

Mailing Address: 4462 Paces Battle, NW

Address 2: N/A

City: Atlanta State: GA Zip: 30327

Telephone: 404-275-0503

Email: jamesfhickman@yahoo.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: WTP INVESTMENTS, LLC & DANIELLE'S VINTAGE MEMORIES, INC. (01430250015), LONG VALLEY, INC. (014302500)

Is the proposed project entirely located within your local government's jurisdiction?

(not selected)

Yes

No

If no, in what additional jurisdictions is the project located?

City of Villa Rica

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)

Yes

No

If yes, provide the following information:

Project Name: N/A

Project ID:

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

Permit

Other

N/A

Is this project a phase or part of a larger overall project?

(not selected)

Yes

No

If yes, what percent of the overall project does this project/phase represent?

N/A

Estimated Project Completion Dates:

This project/phase: Not Disclosed

Overall project: Not Disclosed

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Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #4422**

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Douglas

Individual completing form: Austin Cronan

Telephone: 678-838-2060

Email: acronan@douglascountygga.gov

Project Information

Name of Proposed Project: Hickman Property

DRI ID Number: 4422

Developer/Applicant: East Village Dothan, LLC

Telephone: 404-275-0503

Email(s): jamesfhickman@yahoo.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) ☐ (not selected) ☒ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA? ☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$24.9 billion at full build out

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: +/- \$80-90 million at full build-out/stabilization

Is the regional work force sufficient to fill the demand created by the proposed project? ☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc):

There are several single-family residences and a horse farm on the existing site property.

Water Supply

Name of water supply provider for this site: Douglas County WSA

What is the estimated water supply demand to be generated by the project, 0.1 MGD

measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

0.62 miles

Wastewater Disposal

Name of wastewater treatment provider for this site:

Douglas County WSA

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.09 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

3.3 miles

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

852 AM, 709 PM

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below:

Right-Turn Lane on Liberty Road at Buildings 1-8 Access, Left-Turn Lane on Liberty Road at Buildings 1-8 Access

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

5,000

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

22.9%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
Storm water ponds will be utilized on the site to control and treat storm water runoff. Additionally, bioretention will be utilized to provide runoff reduction. Existing stream buffers will be preserved.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

☐ (not selected) ☒ Yes ☐ No
2. Significant groundwater recharge areas?

☐ (not selected) ☐ Yes ☒ No
3. Wetlands?

☐ (not selected) ☒ Yes ☐ No
4. Protected mountains?

☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors?

☐ (not selected) ☐ Yes ☒ No
6. Floodplains?

☐ (not selected) ☒ Yes ☐ No
7. Historic resources?

☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources?

☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
The project is located in the Dog River secondary basin. The project is meeting the maximum 25% impervious threshold for the basin. There are wetlands and floodplain on the site that are being avoided. There are two proposed stream crossings that will require permitting with the USACE.

Submit Application

Save without Submitting

Cancel

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**HICKMAN PROPERTY
VILLA RICA**

DOUGLAS COUNTY
GEORGIA

[illegible]

SCALE	1" = 30'
DATE	12/8/04
DRAWN BY	W/GRUB
PROJECT ENGINEER	W/ REED
QA/QC REVIEWER	W/ REED

EBERLY PROJECT NUMBER:

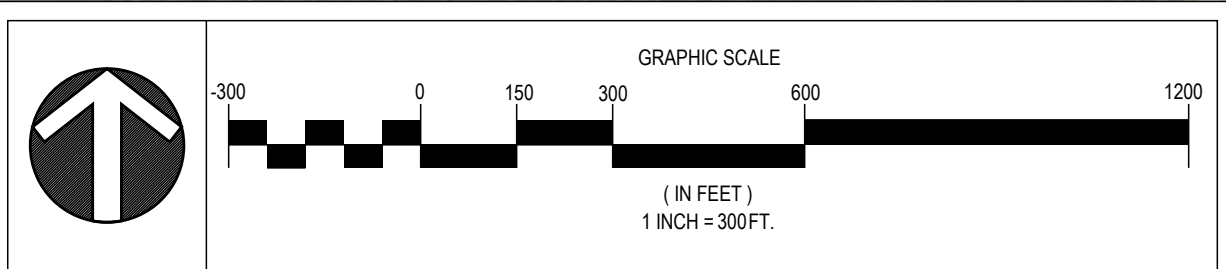
24-029

SHEET NUMBER

DRI

NOT ISSUED FOR
CONSTRUCTION

#	OWNER	PARCEL ID	ACREAGE	ZONING
1	DICKINSON INVESTMENTS, L.L.P.	1430250060	21.07	I1 - VILLA RICA
2	RUSSELL, H. SCOTT	1430250004	9.67	I1 - VILLA RICA
3	WTF INVESTMENTS, LLC	1430250015	12.61	R-A DOUGLAS COUNTY
4	LONG VALLEY, INC.	1430250014	45.47	R-A DOUGLAS COUNTY
4a	JAMES DONALD & DONNA J. CAMP	1430250007	2.00	R-A DOUGLAS COUNTY
4b	BENCHMARK UNITED, INC.	1460250014	4.73	C2 - VILLA RICA
5	JOSHUA LEE VAUGHN	1420250008	16.43	R-A DOUGLAS COUNTY
6	JOSHUA LEE VAUGHN	1420250007	15.63	R-A DOUGLAS COUNTY
7	JOSHUA LEE VAUGHN	1420250009	8.00	R-A DOUGLAS COUNTY
8	JOSHUA LEE VAUGHN	1420250010	7.90	R-A DOUGLAS COUNTY
9	THOMAS & BETHANY SHIELDS	1420250011	5.00	R-A DOUGLAS COUNTY
10	THOMAS & BETHANY SHIELDS	1420250012	5.00	R-A DOUGLAS COUNTY
11	ARPIT REALTY, LLC	1402500006	5.20	R-A DOUGLAS COUNTY
12	ARPIT REALTY, LLC	1402500004	34.72	R-A DOUGLAS COUNTY
13	ARGONNE GROUP PARTNERS, L.P.	1420250003	75.73	R-A DOUGLAS COUNTY
14	ARGONNE GROUP PARTNERS, L.P.	1420250002	32.66	R-A DOUGLAS COUNTY
15	ARGONNE GROUP PARTNERS, L.P.	1410250003	0.57	R-A DOUGLAS COUNTY
16a	FLAT GET IT FARM, INC.	1410250004	37.38	R-A DOUGLAS COUNTY
16b	FLAT GET IT FARM, INC.	1410250004	14.66	R-A DOUGLAS COUNTY
17	HICKMAN, LYNDA M.	1410250005	5.00	R-A DOUGLAS COUNTY
18	FLAT GET IT FARM, INC.	1410250001	40.18	R-A DOUGLAS COUNTY
19	GRIZZLE, G. TATE & ASHLEY HICKMAN	1410250006	3.00	R-A DOUGLAS COUNTY
20	FLAT GET IT FARM, INC.	1410250002	54.91	R-A DOUGLAS COUNTY
21	FLAT GET IT FARM, INC.	1400250006	33.77	R-A DOUGLAS COUNTY
22	FIRST BAPTIST CHURCH OF ATLANTA	1160250002	103.75	R-A DOUGLAS COUNTY
23	FIRST BAPTIST CHURCH OF ATLANTA	1160250001	103.75	R-A DOUGLAS COUNTY



APPLICANT
EAST VILLAGE DOTHAN, LLC
4462 PACES BATTLE, NW
ATLANTA, GA 30327
(404) 275-0503
JAMESFICKMAN@YAHOO.COM

CIVIL ENGINEER
WESLEY REED, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH, SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
WREED@EBERLY.NET

TRAFFIC CONSULTANT:
JOSH PRUITT, EIT
NVS ENGINEERS AND CONSULTANTS, INC.
10745 WESTSIDE WAY, SUITE 300
ALPHARETTA, GEORGIA 30009
(678) 795-7849
JOSH.PRUITT@NVS.COM

10

COUNTY PARCEL

CITY OF VILLA RICA PARCEL

SITE DATA

PROPOSED ZONING USE: LI
TOTAL AREA: 698.77 ACRES
35.47 ACRES IN CITY OF VILLA RICA
663.30 ACRES IN UNINCORPORATED DOUGLAS COUNTY

LAND LOT: 140, 141, 142, 143, 146, AND 116 DISTRICT 2

IMPERVIOUS COVER ALLOWED:	25 %
PROPOSED IMPERVIOUS COVER:	160.0 AC OR 22.9 %
RETAINED OPEN SPACE	538.8 AC OR 77.1 %
FAR: 8.996 S.F. PER ACRE	

BUILDING DATA
DATA CENTER SQUARE FOOTAGE: 6,220,000 S.F.
FLEX LOCAL BUSINESS SQUARE FOOTAGE: 66,000 S.F.

<u>PARKING DATA</u>	
MINIMUM REQUIRED PARKING:	2,514 SPACES
MAXIMUM REQUIRED PARKING:	3,142 SPACES
 PROPOSED SPACES:	 2,115 SPACES

UTILITY PROVIDERS
WATER: DOUGLAS COUNTY
SEWER: DOUGLAS COUNTY

HICKMAN PROPERTY DRI
Douglas County
Natural Resources Review Comments
July 25, 2025

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes may create a large peak demand from the Douglasville-Douglas County Water and Sewer Authority. The application proposes 0.1 MGD of water supply demand and 0.09 MGD of estimated sewage flow generated by the project. It is not stated in the application whether these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by Douglasville-Douglas County Water and Sewer Authority of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that Douglasville-Douglas County Water and Sewer Authority require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

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Additional Water Resources Comments

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Department has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the portion of the Chattahoochee River watershed that drains into the Chattahoochee River Corridor, but it is not within the 2000-foot Chattahoochee River Corridor and is not subject to the requirements of the Metropolitan River Protection Act or the Chattahoochee Corridor Plan. This portion of the watershed drains into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee as well as the proposed Bear Creek intake in Chattahoochee Hills. However, the proposed intake, currently under construction, in Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the proposed Coweta public water supply intake on the Chattahoochee.

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The Dog River secondary protection area includes a 25 percent impervious surface maximum in that portion of the watershed as well as a 50-foot undisturbed buffer and 75-foot impervious surface setback on regulated streams. Part 903(b) of the UDC defines regulated streams as all streams shown as perennial or intermittent (solid or dashed lines) on USGS quad sheets or that show one or more characteristics of a stream as determined by the County Development Services Director based on data analysis and/or field review:

- (1) Evidence of significant water flow along the channel or bed of the watercourse, characterized by one or more of the following: hydraulically sorted sediments; scouring of vegetation and vegetative litter; and loosely rooted vegetation caused by the action of moving water.
- (2) Evidence of hydric soils, hydrophytic vegetation, or wetlands in or around the channel or bed of the watercourse.

Stream Buffers

The USGS coverage for the project area and the submitted site plan both show an unnamed blue-line tributary of Keaton Creek, which in turn is a tributary to Dog River, running roughly northwest to southeast through the developed portion of the proposed project property along with two intermittent tributaries on the north side of the unnamed stream. The USGS coverage and the site plan also show Keaton Creek running from northeast to southwest across the eastern end of the developed portion of the proposed project and into the conservation area in the southeastern portion of the property. The site plan also shows several unmapped short tributaries and unconnected stream stubs across the proposed developed portion of the project property. The County 50-foot undisturbed buffer and 75-foot impervious setback as well as the State 25-foot Sediment and Erosion Control buffer are identified and shown on all the streams in the developed portion of the project. Other than existing utility easement crossings, the only intrusions into the buffers are two road crossings which are allowed under the County stream buffer requirements.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Floodplain

The FEMA coverage for the project area shows 100 -year floodplain areas along the unnamed tributary and Keaton Creek. The FEMA floodplain is shown on the proposed site plan, and the only intrusions are the two transportation crossings referenced under Stream Buffers.

Hickman Property DRI
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Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3. Better site design for stormwater management includes several site design techniques such as preserving natural features and resources, effectively laying out the site elements to reduce impact, reducing the amount of impervious surfaces, and using natural features on the site for stormwater management. The aim is to reduce the environmental impact "footprint" of the site while retaining and enhancing the owner/developer's purpose and vision for the site.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Leverage Partnerships for Sustainability Opportunities

Given the large energy footprint required by data centers, ARC recommends Douglas County foster a partnership with data center developers and operators to support sustainable practices both on and offsite. Recognition and agreement on the incorporation of these practices can help to reduce or offset potential environmental impacts such as water demands, energy needs, stormwater quality/flooding, noise, and air quality.

Transmission Lines and Easement Needs

The high energy demands of data centers often require significant investments in power related infrastructure. Douglas County should work with the data center developer to understand what, if any, upgrades to power transmission infrastructure and necessary easements would be needed to support the initial and future power needs of the development in addition to the substations proposed in the two phases of this project.

Encourage Research and Innovation

ARC encourages Douglas County to inquire what, if any, research and development opportunities will be considered by the data center developer to advance improvements in energy and water efficiency which can alleviate strain on local resources.

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: Shelby Piccolo, ARC Transportation Access and Mobility Division

July 17, 2025

DRI INFORMATION

2025 Hickman Property DRI 4422

Douglas County, GA

METROPOLITAN TRANSPORTATION PLAN PROJECTS

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

Yes, all MTP projects are considered.

REGIONAL NETWORKS

1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
☒ NO ☐ YES
With proposed improvements, capacity and circulation will be preserved.
2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
☒ NO ☐ YES
3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.
☒ NOT APPLICABLE
4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.
☒ NOT APPLICABLE

5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions.

☐ NOT APPLICABLE (nearest path or trail more than one mile away) Delete all fields below

☒ YES (provide additional information below)

Clinton Nature Preserve Trails

Distance .75 mi

Walking Access* Trails are not currently walkable from site. Proposed improvements include connections to Nature Preserve Trails via multi-use path. Both cyclists and pedestrians can use this path.

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?

Yes, the site plan provides for the construction of publicly accessible connections to adjacent parcels.

2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

Bike and pedestrian conditions are not accounted for. Though uses may not generate a substantial amount of bike and pedestrian movement, sidewalks and bike provisions should be considered for encouragement of alternative travel.

3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

Yes, truck movements are well-managed.

4. Does the site plan include provisions for electric vehicle charging?

No. There is a substantial amount of parking on the site for the intended use. Consider converting some spaces to EV charging spaces.

RECOMMENDATIONS

1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?

The proposal is partially consistent with ARC's MTP. Vehicular impacts have been accounted for, but the use of the project is not supportive of transit ridership or multimodal uses. There are no bike, pedestrian, or EV accommodations, aside from the multiuse path through the back of the site. This path should be prioritized along with environmental integrity in and around the site.

- 2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

Consider impact of project on surrounding residential areas and the environment. Provide additional bike and pedestrian connections where possible and convert some of the parking spaces into EV parking spaces.

From: [Hood, Alan C.](#)
To: [Donald Shockey](#)
Subject: RE: 2025 Hickman Property DRI 4422 - Preliminary Report and Comments Request
Date: Friday, July 25, 2025 10:04:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Donald,

This proposed 6,220,000 SF of data center space in eleven buildings along with 66,000 SF of warehouse/distribution space in three buildings on a currently mostly wooded 736-acre site of which 700 acres falls within Douglas County is 2.5 miles from the Stockmar Airport (20GA). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport as long as construction or construction equipment does not exceed 75' above ground level.

If any construction equipment or construction exceeds 75' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>). Those submissions for any buildings or associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

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From: Donald Shockey <DShockey@atlantaregional.org>

Sent: Friday, July 11, 2025 4:11 PM

To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West